

12. (SALE OF VACANT FEDERAL LAND, OBTAINED THROUGH USE OF BASE, LIEU LAND APPLICATION NO. 5051, SACRAMENTO LAND DISTRICT, LASSEN COUNTY, EUGENE A. ROWLAND - S.W.O. 5850.)

After presentation of Calendar Item 17 attached, and upon motion duly made and unanimously carried, the following resolution was adopted:

THE COMMISSION DETERMINES IT IS TO THE ADVANTAGE OF THE STATE TO SELECT THE FEDERAL LAND EMBRACED IN THE SW $\frac{1}{4}$ OF NW $\frac{1}{4}$ OF SECTION 33, T. 25 N., R. 17 E., M.D.M., CONTAINING 40 ACRES IN LASSEN COUNTY; THE COMMISSION FINDS THAT SAID FEDERAL LAND IS NOT SUITABLE FOR CULTIVATION AND AUTHORIZES ITS SELECTION. FURTHER ACTION ON THIS MATTER IS TO BE DEFERRED UNTIL LISTING (CONVEYANCE) OF SAID LAND TO THE STATE FROM THE UNITED STATES; AND THE APPLICANT, EUGENE A. ROWLAND, IS ACCORDED AN ADDITIONAL DEFERMENT OF PAYMENT UNTIL THIRTY (30) DAYS AFTER SUCH LISTING.

Attachment

Calendar Item 17 (1 page)

SALE OF VACANT FEDERAL LAND

17.

(SALE OF VACANT FEDERAL LAND, OBTAINED THROUGH USE OF BASE, LIEU LAND APPLICATION NO. 5051, SACRAMENTO LAND DISTRICT, LASSEN COUNTY, EUGENE A. ROWLAND - S.W.O. 5850.)

An offer has been received from Eugene A. Rowland, of Doyle, California, to purchase the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Sec. 33, T. 25 N., R. 17 E., M.D.M., containing 40 acres, through use of base. The applicant submitted the minimum required offer of \$200, or \$5 per acre, pending appraisal.

The assessor of Lassen County has assessed similar lands in the vicinity at an average of \$2.50 per acre.

An inspection and appraisal by a member of the Commission's staff on November 13, 1956 reports the value of subject land at \$20 per acre, and indicates that the land is not suitable for cultivation. The applicant has objected to this value, indicating that he feels it is excessive, and considerably above the selling price of other similar lands in the area.

Accordingly, in order to allow additional time for examination of the applicant's contentions and to review material he was desirous of submitting in connection with the valuation, the State Lands Commission, at its meeting held in Sacramento on January 10, 1957, granted the applicant an additional 30 days, or until 5:00 P.M., February 9, 1957, within which time he could submit the additional amount of \$600 to meet the appraised value.

By letter dated January 24, 1957, Mr. Rowland submitted data on other land sales in the vicinity of subject land. He has also been contacted personally by a member of the Commission's staff to review and discuss this material.

In an attempt to reach an amicable settlement with Mr. Rowland, the staff has advised him a recommendation would be made to the State Lands Commission that if he does not wish to meet the value of \$20 per acre under his existing application within the time allowed, it will be cancelled, pursuant to the Commission's rules and regulations, and all funds returned to him, less expenses incurred to date of cancellation. In this event, upon acquisition of the land by the State from the United States, it will be offered for sale on the open market, under the competitive bidding procedure.

IT IS RECOMMENDED THAT THE COMMISSION DETERMINE IT IS TO THE ADVANTAGE OF THE STATE TO SELECT THE FEDERAL LAND EMBRACED IN THE SW $\frac{1}{4}$ OF NW $\frac{1}{4}$ OF SECTION 33, T. 25 N., R. 17 E., M.D.M., CONTAINING 40 ACRES IN LASSEN COUNTY; THAT THE COMMISSION FIND THAT SAID FEDERAL LAND IS NOT SUITABLE FOR CULTIVATION; AND AUTHORIZE ITS SELECTION; THAT FURTHER ACTION ON THIS MATTER BE DEFERRED UNTIL LISTING (CONVEYANCE) OF SAID LAND TO THE STATE FROM THE UNITED STATES, AND THAT THE APPLICANT, EUGENE A. ROWLAND, BE ACCORDED AN ADDITIONAL DEFERMENT OF PAYMENT UNTIL THIRTY (30) DAYS AFTER SUCH LISTING.